



Resident Benefits Package Lease Addendum

The Forefront Property Management Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$60/month, payable with Rent.

Resident and ForeFront Property Management (FFPM) mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications. The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given in any element(s) of the package is unavailable due to a property-specific limitation.

Utility Concierge Service: resident acknowledges that FFPM will make available a concierge service to resident to aid in utility, cable, internet, and other relevant service(s) activation. Resident maintains the right to facilitate his/her own service activations. Resident agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.

Resident Rewards: resident acknowledges that a resident rewards program is made available to them by FFPM. Rewards are to be accessed online and are activated at resident's sole discretion through use of a mobile application provided by the rewards provider. Rewards will provide resident with available rewards as a preferred customer of FFPM.

Credit Building: FFPM provides credit reporting to cast positive payment history through a third-party service. FFPM is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. resident understands that any disputes will be handled directly between resident and the third-party service.

\$1M Identity Protection: By executing this agreement, you are agreeing to Aura's IdentityGuard Terms of Service and Privacy Policy with respect to the identity theft protection service provided as part of the RBP, which can be found at www.identityguard.com/www.aura.com.

Home Buying Assistance: FFPM is a Licensed Real Estate Brokerage and offers buyer representation services and referrals to residents enrolled in the Resident Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

PayPadz: FFPM has partnered with PayPadz to give residents access to rent protection in the event of an emergency. Visit www.paypadz.com for more information about this service.

Resident Signature_____

Date_____



24-Hour Maintenance Coordination Service: FFPM shall allow access to resident to report maintenance concerns outside of normal business hours via the online resident portal and a 24hr toll free phone number.

Online Portal Access: FFPM agrees to provide resident online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. FFPM reserves the right to restrict payment access to resident, at FFPM's sole discretion, should a pattern of delinquency arise and/or persist.

Multiple Payment Methods: All rental payments can be paid in a variety of ways using your Resident portal. Available options include ACH, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by FFPM are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the resident's expense.

Vetted Vendors: FFPM will ensure all third-party vendors are appropriately licensed, bonded, and Insured.

Periodic Preventative Maintenance: FFPM and/or approved third-party vendor(s) will perform preventative maintenance visits. Resident shall make Property available to FFPM and such vendors with reasonable notice.

Pest Control Benefits Program: FFPM will provide a Pest Control Benefits Program (PCBP) which includes, infestation coverage through pest control provider approved by the Landlord. Should a resident need to utilize the services of the PCBP all costs included with inspection and treatment are covered by the pest control provider approved by FFPM. Residents will contact the approved pest control provider directly. Pest infestation coverage includes ants, fire ants, hornets' nests, wasps' nests, mud daubers nests, yellow jackets nests, ticks, chiggers, mites, bedbugs, fleas, American cockroaches, German cockroaches, oriental cockroaches, spiders, mice (interior only), rats (interior only), carpet beetles, silverfish, boxelder bugs, crickets, grasshoppers, caterpillars, centipedes, earwigs, millipedes, pill bugs, scorpions (interior only), weevils. Pests not listed in the prior will be deemed "non-covered pests" and will be handled on a per case basis with approval from FFPM. FFPM reserves the right to dictate which party will be held responsible for services costs associated with non-covered pest treatments.

Your benefits package may include:

- If you're interested in changing your internet or cable providers, but don't want to make time for the dreaded hold times to discuss your options with variable companies, our friends at Citizen Home Solutions will turn this hassle into a simple 10-15 minute conversation designed to create your accounts, schedule installation, and find you the best bargains available! Contact CHS by calling (972) 332-1440 or schedule a convenient time by clicking [here](#).

Resident Signature_____

Date_____



- We celebrate every chance we get! Now, you'll be rewarded for paying your rent on-time with our Resident Rewards program. In the days following your renewal, you will receive a welcome email from Piñata - simply download the app to your smart device using the link included. Throughout the first 12 months, you have the potential to earn gift cards totaling \$128 along with substantial savings when shopping in the Piñata online marketplace. To kick things off, you'll be awarded a \$25 gift card for just downloading the app followed by another \$30 for paying your first rental payment, on-time. Then, each month thereafter, you'll receive monthly rewards when you pay your rent on-time. And, we are just getting started - rewards are likely to expand over time!
- Credit building to help boost your credit score each time you pay rent on-time - up to 24 months retroactively.
- \$1M Identity Protection for all adult leaseholders complete with a US-based Identity Restoration Specialist
- 24/7 online maintenance reporting aimed at making reporting those pesky maintenance issues easy and timely.
- Home buying assistance for when the time is right to buy your "forever" home.
- Easy access to your account, documents, and communication resources through our convenient online portal.
- We know you're busy, so choose from a variety of online rental payment options.
- Vetted vendor network: we find the technicians, and you can feel comfortable knowing they are reputable, licensed, and insured.
- Access to a rent protection program in case of emergencies.

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a property limitation.

Resident Signature_____

Date_____